

MINUTES OF ADJOURNED REGULAR MEETINGS OF THE CITY COUNCIL
AND REDEVELOPMENT AGENCY, AND A SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE CITY OF CHULA VISTA

April 8, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and Redevelopment Agency and a Special Meeting of the Housing Authority of the City of Chula Vista were called to order at 7:03 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Authority/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Authority/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/Authority/
City Attorney Moore, and City Clerk Bigelow

ORAL COMMUNICATIONS

There were none.

PUBLIC HEARING

1. CITY COUNCIL PUBLIC HEARING TO CONSIDER THE ISSUANCE OF TAX EXEMPT OBLIGATIONS WITH RESPECT TO THE PROPOSED RANCHO VISTA APARTMENTS AT EASTLAKE

The City has received a request from CIC Eastlake, L.P. to consider the issuance of tax-exempt obligations to finance the development of a 150-unit affordable housing complex within the EastLake master planned community. The proposed Rancho Vista Apartments at EastLake project is located on a vacant 8.25-acre site located on the east side of the future Eastlake Parkway, approximately 3,000 feet south of Clubhouse Drive. The Redevelopment Agency and City have received a request for financial assistance for the project. (Community Development Director)

Notice of the hearing was given in accordance with legal requirements, and the hearing was held on the date and at the time specified in the notice.

Chair/Mayor Padilla opened the public hearing.

Community Development Director Madigan informed the Council that an alternative proposal for affordable housing at the Olympic Training Center has come forward and is currently under discussion, although she recommended that the Council/Agency/Authority proceed to take action on the Rancho Vista project at this time. She indicated that the alternative proposal would be brought forward in May, at which time the Council/Agency/Authority may decide with which project to proceed. Chair/Mayor Padilla asked if, by moving forward with the Rancho Vista project at this time, the Council/Agency/Authority would limit any of its options with regard to the Olympic Training Center project. Ms. Madigan responded negatively.

PUBLIC HEARINGS (Continued)

Community Development Specialist Hines presented the proposed project, project schedule, financing considerations, and actions requested of the Council/Agency/Authority at this time.

Don Lake expressed concern about the lack of low-cost housing and believed staff should study veterans' preferences, single-room occupancies, and two-master-bedroom floor plans to be shared by two adults.

There being no one else from the audience wishing to speak, Chair/Mayor Padilla closed the hearing.

Councilmember Davis commented that the Rancho Vista project is important and should come to fruition, regardless of the possible Olympic Training Center project.

ACTION: Agency/Authority/Councilmember McCann offered Housing Authority Resolution HA-22, Council Resolutions 2003-144 and 2003-145, and Redevelopment Agency Resolution 1819, headings read, texts waived:

HOUSING AUTHORITY RESOLUTION NO. HA-22, HOUSING AUTHORITY RESOLUTION REGARDING ITS INTENTION TO ISSUE TAX EXEMPT OBLIGATIONS FOR A PROPOSED AFFORDABLE MULTIFAMILY HOUSING PROJECT KNOWN AS RANCHO VISTA APARTMENTS AT EASTLAKE

COUNCIL RESOLUTION NO. 2003-144, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA PURSUANT TO SECTION 147(F) OF THE INTERNAL REVENUE CODE OF 1986 APPROVING THE ISSUANCE OF BONDS BY THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA FOR THE RANCHO VISTA APARTMENTS AT EASTLAKE

COUNCIL RESOLUTION NO. 2003-145 AND REDEVELOPMENT AGENCY RESOLUTION NO. 1819, JOINT REDEVELOPMENT AGENCY AND CITY COUNCIL RESOLUTION CONDITIONALLY APPROVING FINANCIAL ASSISTANCE, SUBJECT TO FUTURE APPROPRIATION, IN THE FORM OF RESIDUAL RECEIPTS LOANS FROM THE LOW AND MODERATE INCOME HOUSING FUND IN AN AMOUNT NOT-TO-EXCEED \$1,000,000 AND \$500,000 FROM THE HOME INVESTMENT PARTNERSHIP PROGRAM TO CIC EASTLAKE, L.P., FOR THE DEVELOPMENT OF THE PROPOSED 150-UNIT RANCHO VISTA APARTMENTS AT EASTLAKE

The motion carried 5-0.

OTHER BUSINESS

2. DIRECTOR'S REPORTS

There were none.

3. CHAIR/MAYOR REPORTS

There were none.

4. AGENCY/AUTHORITY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 7:35 p.m., Chair/Mayor Padilla adjourned the Housing Authority and adjourned the Redevelopment Agency to its Regular Meeting of April 15, 2003, at 6:00 p.m., immediately following the City Council Meeting in the Council Chambers.

Susan Bigelow, CMC, City Clerk